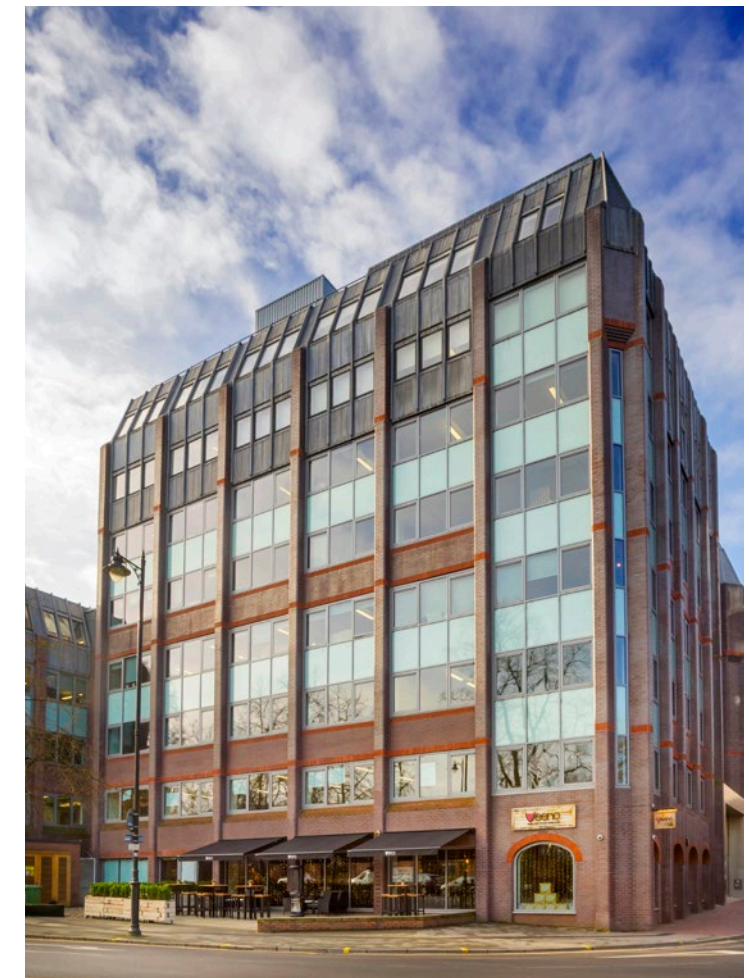


# ONE VALPY

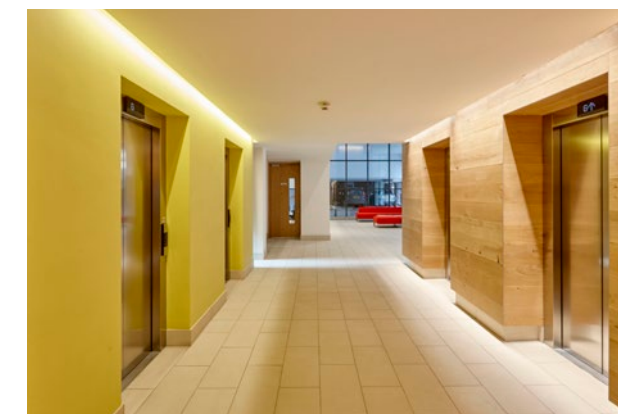
R E A D I N G



**ONE VALPY**  
CONTEMPORARY URBAN  
OFFICES LOCATED IN THE  
HEART OF READING'S  
CENTRAL BUSINESS DISTRICT.  
SUITES FROM  
1,450-3,518 SQ FT

Located in Reading town centre, One Valpy is just two minutes walk from Reading station in the core office district.

Facing the leafy Forbury Gardens and just a short distance from the town centre amenities, the building provides high quality urban style accommodation in one of the UK's most exciting business locations.





Bullitt Group fit out



Bullitt Group fit out

## ONE VALPY

### A TRULY UNIQUE BUILDING THAT'S HOME TO TRULY UNIQUE BUSINESSES

It will come as no surprise that a cool and contemporary designed building attracts cool and contemporary brands.

Everything about this building, from the welcome you receive from the 5\* concierge team, to the urban office space featured over ground and seven upper floors, to the yoga classes held there, make it stand out from the crowd.

#### Concierge Service

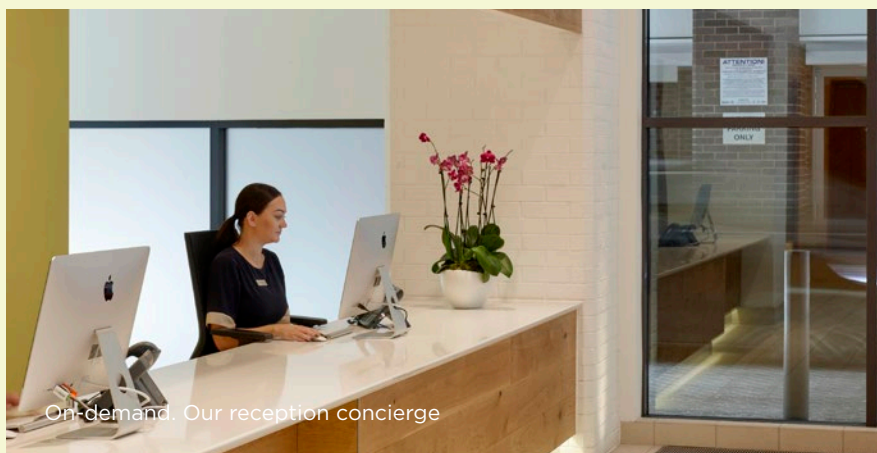
One Valpy provides a premium hotel-like reception service. You are made to feel like a VIP from the moment you arrive, to the moment you leave. Our concierge staff can smooth out all of the wrinkles in a working day, from dry cleaning to hotels or car hire.

#### Meeting Room

One Valpy offers a free bookable meeting room with complimentary Wi-Fi.

#### The Occupiers

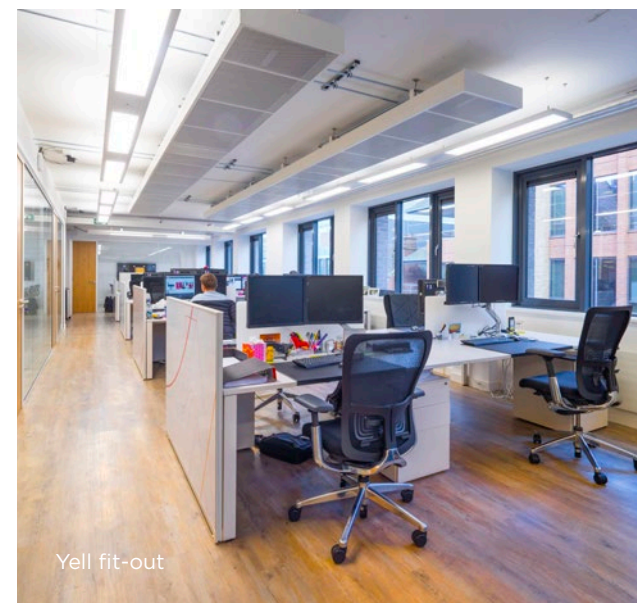
From cutting edge technology, to global mining, to household brands, One Valpy has an eclectic mix of occupiers. This simply highlights the ever changing needs of occupiers and the appeal to a wide mix of sectors.



On-demand. Our reception concierge



Inside sales fit-out



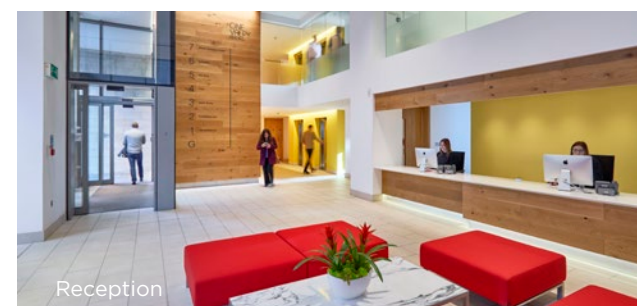
Yell fit-out



On-site dining



Yoga classes



Reception

**BULLITT**  
bullitt-group.com

**mabey**  
mabeygroup.co.uk

**H&M**  
handm.co.uk

**RioTinto**  
riotinto.com

**fuze**  
fuze.com

**logf**  
businessgrowthfund.co.uk

**ACTIVEOPS**  
activeops.com

**veeno**  
theveenocompany.com

**VIRTUALSTOCK**  
virtualstock.co.uk

**is. | insidesales**  
insidesales.com



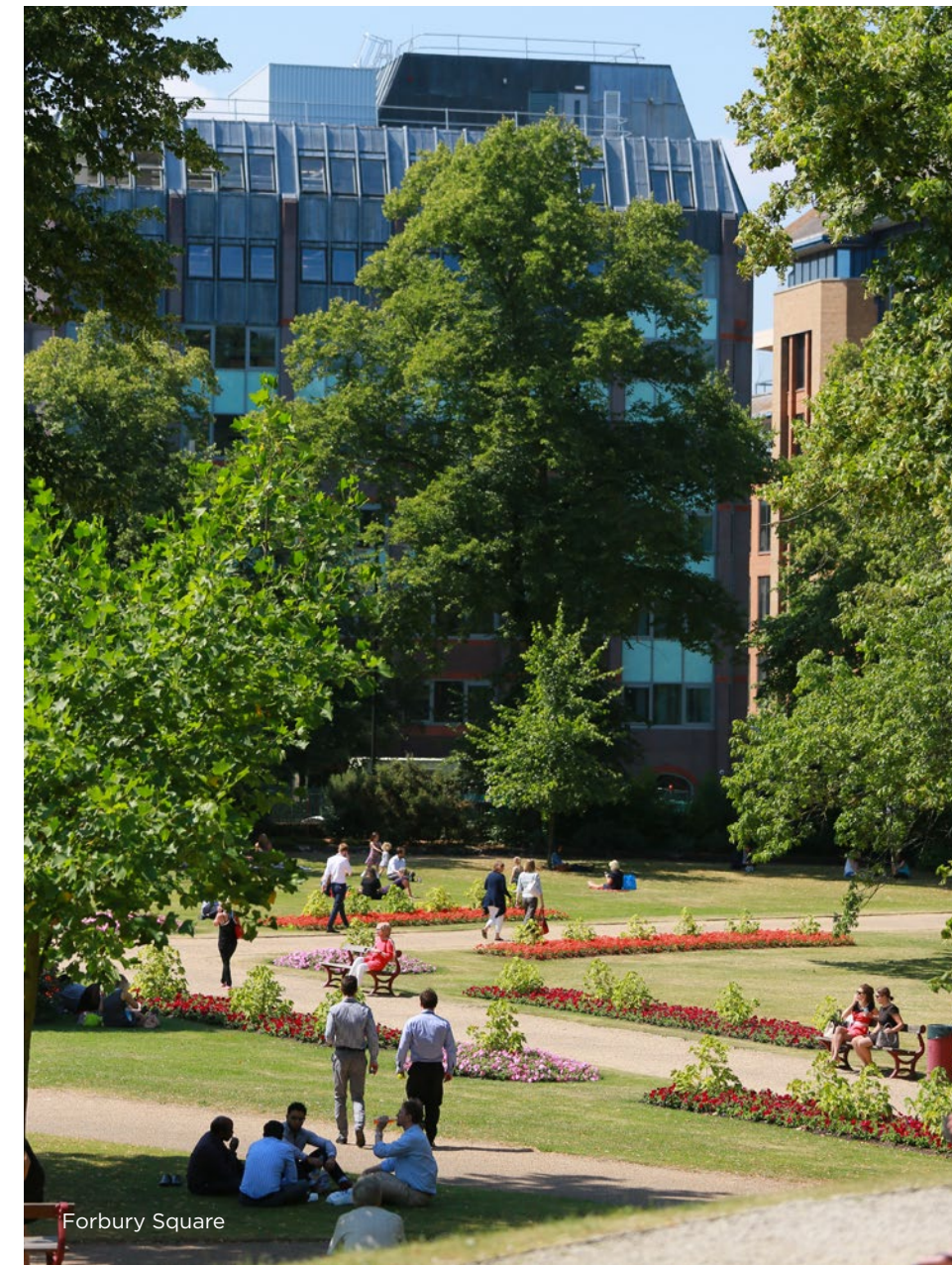
# READING

## THRIVING BUSINESSES DEMAND A THRIVING ENVIRONMENT IN WHICH TO GROW

One Valpy is located in the heart of Reading, overlooking the stunning Forbury Gardens.

Ideally positioned, you have an array of retail, leisure, restaurants and bars all on your doorstep.

Reading offers a mixture of well known high street names, along with a wealth of independent retailers and eateries, all of which serve the ever-demanding and growing working population of Reading.



Forbury Square

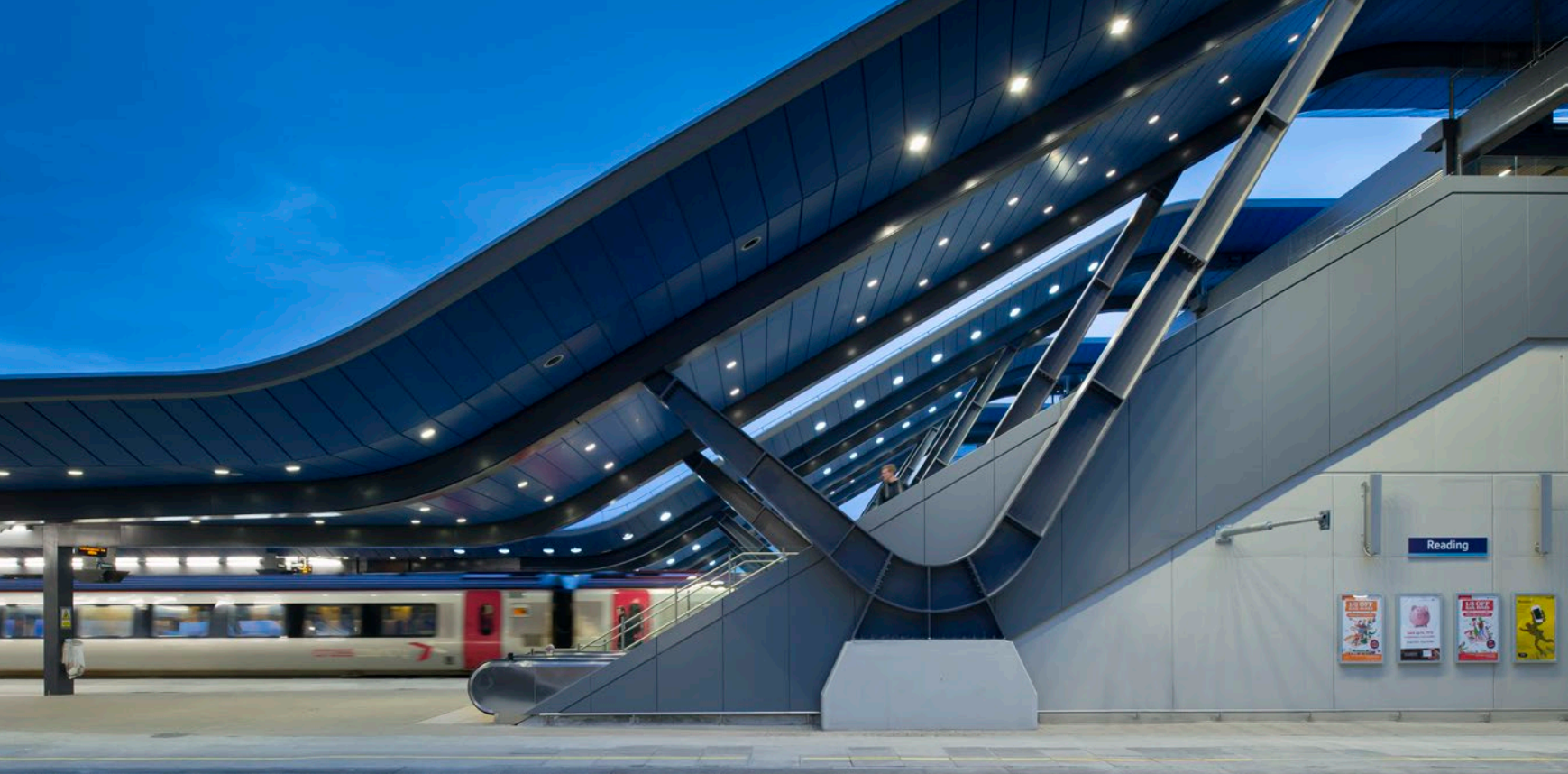
# READING, THE UK'S MOST SUCCESSFUL BUSINESS LOCATION...

- The **BEST** performing large economic area in the UK\*\*
- Ranked **NO. 1** in the UK for the % of people in the labour market in employment\*
- Has the **5th BEST QUALIFIED** workforce in the UK\*
- **5th** for share of UK graduates (28% graduates)\*
- **5th HIGHEST** start up rate in the UK and is in the **TOP 10** for patents granted\*
- Has attracted many **GLOBAL COMPANIES** and is home to **13** of the world's **TOP 30** brands\*

SOURCES

\* Centre for Cities 2014

\*\* Good Growth for Cities 2013 report (PwC/Demos) on the 36 largest economic areas in the UK, according to 10 key indicators key to economic success and wellbeing, including employment, health, income and skills.



# LEADING THE WAY IN WAYS TO GET TO WORK

Reading is only 25 minutes non-stop from London by train. Nearly 200 trains a day directly link Reading's new £800 million station with London Paddington and London Waterloo, and with the arrival of the Elizabeth Line in 2019, even more options are opened.

There are direct links to hub airports - Heathrow (28.8 miles) and Gatwick (55.6 miles) and Reading is located on the M4 east/west motorway axis.



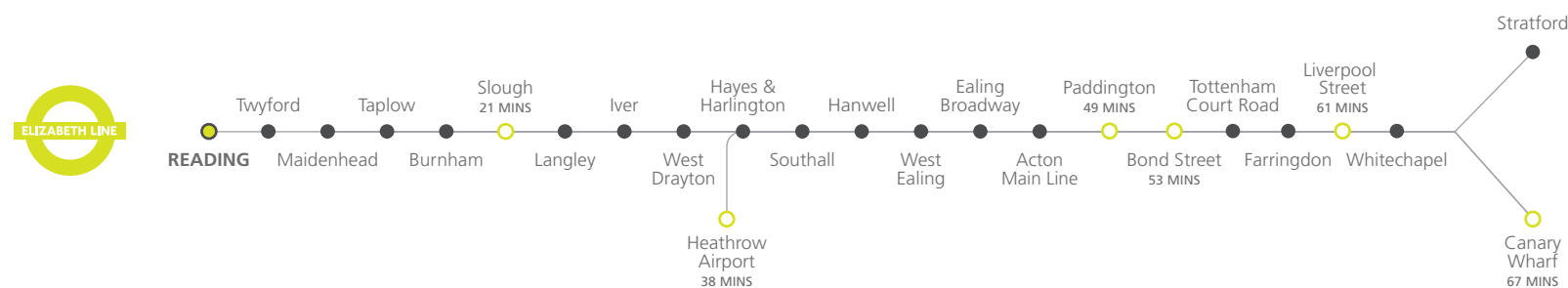
## Train travel times

Maidenhead	14 mins
Slough	14 mins
London Paddington	25 mins
Bristol	52 mins
Heathrow Airport	56 mins
Clapham Junction	1hr 11 mins
Gatwick Airport	1hr 16 mins
London Waterloo	1hr 22 mins



## Driving (from RG1 1AR)

Maidenhead	16 miles
Slough	20 miles
Newbury	20 miles
Oxford	27 miles
Heathrow Airport	28 miles
London	42 miles
Gatwick Airport	64 miles



Train times: nationalrail.co.uk / Elizabeth Line times: crossrail.co.uk / Drive distances: maps.google.co.uk



### Restaurants

- 1 Forbury's
- 2 Carluccio's
- 3 London Street Brasserie
- 4 Forbury Hotel featuring the Cerise Restaurant
- 5 Bill's
- 6 Jamie's Italian
- 7 Loch Fyne

### Bars & Pubs

- 8 Pitcher & Piano
- 9 Oakford Social Club
- 10 Mix Cocktail Bar
- 11 All Bar One

### Hotels

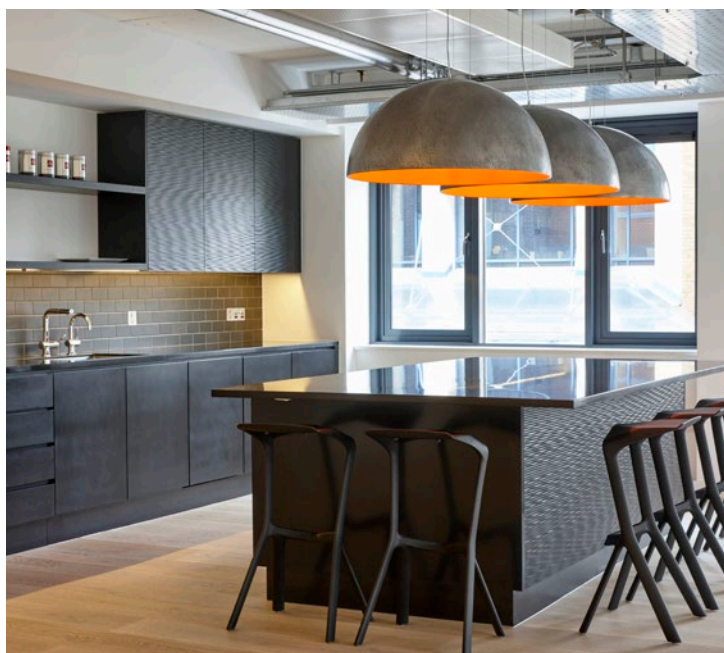
- 12 The Forbury Hotel
- 13 Malmaison Reading

### Gyms

- 14 Pure Gym
- 15 The Gym Reading
- 16 Buzz Gym

### Retail

- 17 John Lewis
- 18 The Oracle, includes:
  - Apple
  - Hugo Boss
  - Hobbs
  - Hollister Co.
  - House of Fraser
  - Office
  - Reiss
  - Sky
  - Superdry
  - Swarovski
  - Waterstones
  - Zara
  - Vue Cinema

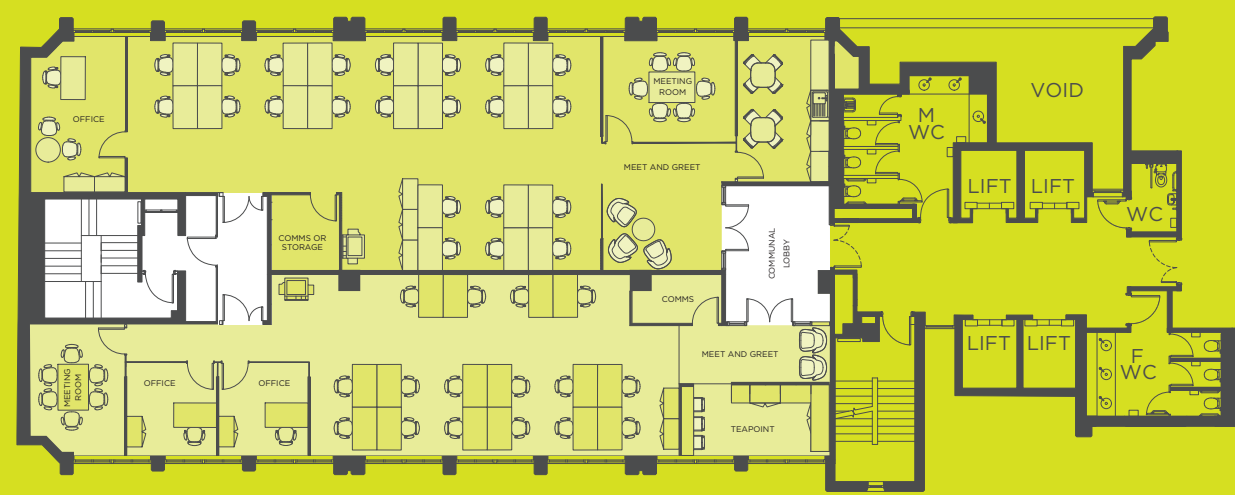


# SUMMARY SPECIFICATION

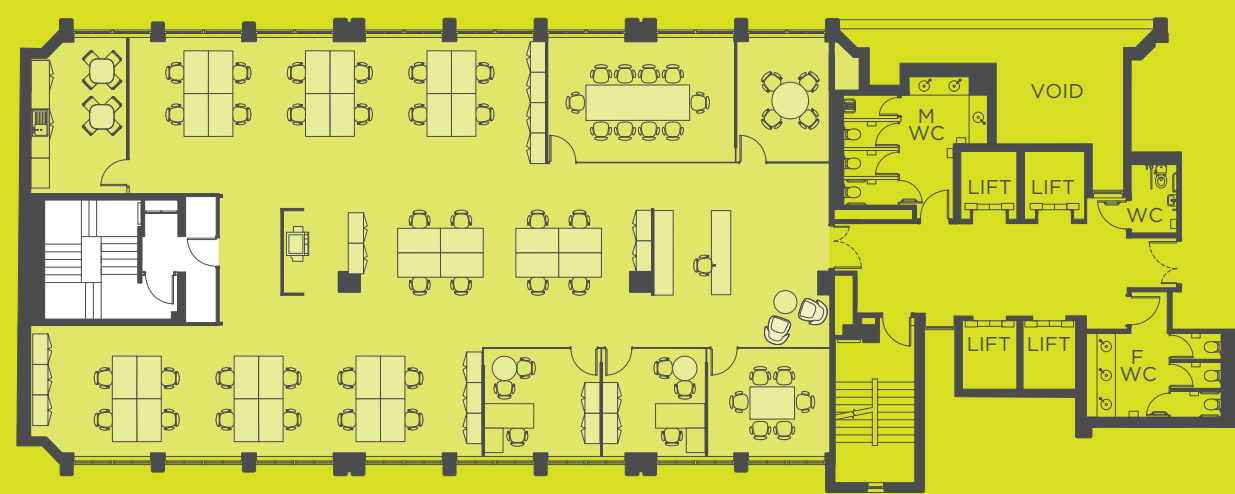
- BREEAM: Very Good
- EPC: B
- Flexible open floor plates
- Veeno at ground floor
- Contemporary exposed ceilings with suspended lighting and chilled beams
- Double-height entrance and reception with feature lighting
- Broadband fibre connectivity to the building
- Landscaped entrance ways and terraces
- Low operating costs
- Digital Building Management System
- Lighting to CIBSE Lighting Guide 7
- Shower facilities with locker space
- Electric car charging points
- 18 cycle spaces
- Concierge service

# FLOOR SPLITS

**UNIT B**  
1,772 sq ft



**UNIT A**  
1,450 sq ft



**SINGLE UNIT**  
3,518 sq ft

# SCHEDULE OF ACCOMMODATION

Floor	Availability	
	sq ft	sq m
Fifth Unit A	1,450	134.7
Fifth Unit B	1,772	164.6
Second	3,518	326.8
<b>Total Available</b>	6,740	626.1

onevalpy.co.uk



Further information



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Aberdeen Standard Investments is a brand of the investment businesses of Aberdeen Asset Management and Standard Life Investments.

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